

Press release 30 January 2026

Year-end Report January – December 2025

We conclude 2025 with a stable fourth quarter marked by a 3% increase in rental income and net operating income. This is mainly driven by the completion of our PV Palatset project in Hagastaden. In 2026, an additional seven projects will be completed, which will gradually contribute to increased rental income, says Annica Ånäs, CEO of Atrium Ljungberg.

- **Rental income** amounted to SEK 2,957 million (SEK 2,988 m) – of which a comparable portfolio increased by 1.3% (3.9%).
- **Net operating income** amounted to SEK 2,124 million (SEK 2,150 m) – of which a comparable portfolio increased by 1.4% (4.3%).
- **Net sales for project and construction work** amounted to SEK 488 million (SEK 528 m,) while gross profit totalled SEK 2 million (SEK 1 m).
- **Income from property management** amounted to SEK 1,307 million (SEK 1,425 m), corresponding to SEK 2.07 per share (SEK 2.26 per share).
- **Unrealised changes in the value of properties** amounted to SEK -89 million (SEK -272 m), which included project returns of SEK 127 million (SEK 48 m). Unrealised changes in the value of derivates amounted to SEK -138 million (SEK -194 m).
- **Net profit/loss** amounted to SEK 823 million (SEK 850 m), corresponding to SEK 1.31 per share (SEK -1.35).
- **Net lettings** for the period amounted to SEK 5 million (SEK 109 m) of which the company terminated SEK -7 million (SEK -27 m) to pave the way for future projects.
- **Investment for the period** amounted to SEK 2,895 million (SEK 2,692 m) of which SEK 86 million (SEK 411 m) was for acquisitions. Property sales amounted to SEK 0 million (SEK 2,148 m).
- **A 5:1 share split** was completed during the second quarter. Comparative figures affected by the number of shares have been adjusted retroactively.
- **The Board of Directors proposed a dividend** of SEK 0.74/share (SEK 0.72/share), corresponding to a dividend pay-out ratio of the income from property management of 36% (32%).

Nacka, 30/01/2026
Atrium Ljungberg AB (publ)

For additional information, please contact:

Anna Jepson, CFO, Atrium Ljungberg, Tel + 46 (0) 725 65 85 23 anna.jepson@al.se

This information is information that Atrium Ljungberg AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 07:30 CET on 30 January 2026.

Atrium Ljungberg is one of Sweden's biggest listed property companies. We own, develop and manage properties in growth markets in Stockholm, Uppsala, Gothenburg and Malmö. Our focus is on developing attractive urban environments for offices and retail, supplemented with residential, culture, service and education. The total letting area is approximately 1 million m² distributed across around 90 properties and valued at SEK 61 billion. Our retail hubs draw almost 30 million visitors on an annual basis, and our areas include more than 30,000 workers and students as well as 1,000 residents. Our project portfolio will enable us to invest the equivalent of just over SEK 40 billion in the future. Atrium Ljungberg is listed as ATRLJ-B:ST on the Nasdaq Stockholm Large Cap list. Find out more at al.se